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Zoning Board of Appeals

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, May 25, 2006** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

MINOR AREA VARIANCE

ZB2006-028 Minor Area Variance to allow excessive height related to a proposal to construct an accessory garage at 39 Sheridan Avenue, at Thomas Street, an R2 Zone District. Applicant is David & Sharon Klem, 39 Sheridan Ave. Troy, NY 12180. **APPROVED**

MAJOR AREA VARIANCE

ZB2006-032 Major Area Variance to allow 1 year paving waiver related to a proposal to construct an off street parking lot at 516 Fourth Street, between Lincoln and Van Buren, an R-4 Zone District. Applicant is Brian Bonesteel 383 Whiteview Rd. Wynantskill, NY 12198. **WITHDRAWN**

ZB2006-027 Major Area Variance to allow parking deficiency related to a proposal to occupy a building as warehouse and office space at 669 River Street, at North, a B-5 Zone District. Applicant is 669 River Street Properties, 97 Crescent Drive, Albany, NY 12208. **APPROVED**

CHANGE OF NON-CONFORMING USE

ZB2006-026 Change of Non Conforming Use and Major Area Variance to allow conversion from residential garage use to seasonal Ice Cream/refreshment stand with parking deficiency and excessive signage at 302 Ninth Street, at Rensselaer, an R-3 Zone. Applicant is Coner & Chipito Hilton, 60 Ninth St. Troy, NY 12180. **APPROVED**

USE VARIANCE

ZB2006-030 Use Variance to allow installation of a telecommunications facility on the Powers Park Lofts building at 387 Third Avenue, between 109th and 110th, a B-2 Zone District. Applicant is Troy Living LLC and Nextel Partners 8 Airline Drive, Suite 105 Albany, NY 12205. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals
Jay Vandenburg, Chairperson